

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22094

Property Information

property address: 300 N TEXAS AVE
legal description: CITY OF BRYAN, BLOCK 28, LOT 4-5
owner name/address: MAHONEY, BEN T (TOM)
PO BOX 3156
BRYAN, TX 77805-3156
full business name: La Familia Sagueria
land use category: Comm. Retail type of business: Restaurant
current zoning: C2 occupancy status: occ
lot area (square feet): 11500 frontage along Texas Avenue (feet): 115
lot depth (feet): 100 sq. footage of building: 1744
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 14 # of stories: 1
type of buildings (specify): Concrete
building/site condition: 3

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: _____ accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: plastic
overall condition (specify): ok
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 20
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: 18 sufficient off-street parking for existing land use: ☐ yes ☒ no
overall condition: paved, faded stripes, old
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☐ standard curbs ☒ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☒ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: Against Bldg; on corner + in parking area

Outside Storage

☒ yes ☐ no (specify) Shed bldg
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley? N/A ☐ yes ☒ no

Other Comments:
